

MR ALEX CARR
AC DESIGN
FLAT 21
74 CANAL WALK
SOUTHAMPTON
SO14 3LE

Application	H/22/93580
Please ask for	Clare Martin
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Tuesday 8 November 2022

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/22/93580

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 22 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extension following demolition of existing conservatory
Site: 101 MISSENDEN ACRES, HEDGE END, SOUTHAMPTON, SO30 2RD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 900, 100, 101, 1000-Rev B and 1001-Rev B
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive

approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: It is recommend that the proposal includes biodiversity enhancements. A bat brick or a swift brick may be suitable for this extension proposal as the sides of the extension would have both south western and north western elevations. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west (<https://www.bats.org.uk/our-work/putting-up-your-box>) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>). Additional information is available at: <https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>; <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>; <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>; <https://www.hampshireswifts.co.uk/nesting> <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/> & <https://www.swift-conservation.org/OurLeaflets.htm> .

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes